

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 3, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie,
Harcourt, Kennedy, Rankin and Sweeney.

ABSENT: Alderman Marzari.
Alderman Volrich (Civic Business)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from Windermere High School, under the direction of their teacher, Mr. Walker.

'IN CAMERA' MEETING

The Council was advised that were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney
SECONDED by Ald. Cowie

THAT the minutes of the Special Council Meeting of January 21, 1976, be adopted.

FURTHER THAT the minutes of the Regular Council Meeting of January 27, 1976 (with the exception of the 'In Camera' portion) be adopted, after amending the resolution re Evening Shopping for Disabled Persons on page 3 of these minutes, by inserting, after the word "By-law", the following: 'in respect of the Safeway Store at Broadway and McDonald Street'.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Bird

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONSDesignation of Heritage BuildingsEconomic Alternatives of
Preserving Heritage Buildings.

Council, at its meeting on January 27, 1976, deferred consideration of an amendment to the Heritage By-law to permit delegations to be heard from representatives of Century House and the Marine Building, and the Heritage Advisory Committee.

Mr. P. Taberner, representing the owners of Canada Permanent Building (Century House) 432 Richards Street, addressed Council and submitted a brief. He stated that if Century House is to be designated as a heritage structure, the adjoining Walsh Block, owned by the same company, should also be designated. The Walsh Block is an integral part of Century House and is the same age. Mr. Taberner stated that Council should first establish whether there will be any consideration given to the economics of designation, before designating any further buildings.

Mr. A. McEachern, of Russell and Dumoulin, Solicitors, representing the owners of the Marine Building, requested that Council not proceed with the designation of this building until a study of the economic implications of designation has been completed.

Mrs. J. Fleming, Chairman, Heritage Advisory Committee, stated that the Committee is still considering economic alternatives of preserving heritage buildings. The Committee is also awaiting the results of studies on this matter by the Planning and Legal departments. She urged Council to give early approval to the amendment to the Heritage By-law.

Council agreed to the request from the Metropolitan Council of the United Church of Canada that their delegation be deferred to the February 24, 1976, meeting. It was also agreed to defer consideration of the communication dated January 20, 1976, from the Heritage Advisory Committee on 'Economic Alternatives of Preserving Heritage Buildings'.

MOVED by Ald. Bowers

THAT consideration of the amendment to the Heritage By-law be deferred to the first full meeting of Council following representations from the Metropolitan Council of the United Church of Canada and the Heritage Advisory Committee on 'Economic Alternatives of Preserving Heritage Buildings'.

- CARRIED UNANIMOUSLY

Proposed 11-storey Building
at 555 East 5th Avenue.

Council, on January 27, 1976, agreed to hear representations from the Mount Pleasant Citizens' Committee re the proposed 11-storey building at 555 East 5th Avenue.

Cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)Proposed 11-storey Building
at 555 East 5th Avenue. (Cont'd)

Mr. D. Fairbrother, representing Mount Pleasant Citizens' Committee, voiced the citizens' objections to the proposed development and asked Council to consider if there was any possible means whereby this development could be stopped. He stated that the residents objected to the height of the building as it will obstruct their view. He also stated that at present there are a large number of vacant condominiums in the area.

Ms. J. Bird, a member of the Fairview/Mount Pleasant Resources Board, objected to the proposed development as it will effect the quality of life in the area. She suggested that this site be developed as a Green Belt to provide a buffer between the industrial and residential areas on the slopes.

Mr. A. Worthington, representing the citizens of Mount Pleasant, also opposed the proposed development and suggested that consideration be given to altering the design to a 3-storey structure which would be more compatible with the present development of the area.

The Director of Planning reviewed the development process to date and noted that this project was started late in 1972. He advised that the company intends to begin excavation of the site in the near future.

Mr. S. Purches, Stuart Developments Ltd., the developer of the property stated that he has invested a large sum of money in this development to date and is now ready to proceed with excavation. He has also almost finalized the contracts for construction of the building.

In response to a question from Council, he indicated that he would be willing to enter into negotiations with the Director of Planning on re-design of the building to a low-rise structure. However, these negotiations would be contingent upon his being given assurance that his economic position will be given consideration and that negotiations would not prejudice his eventually proceeding with development of this site.

MOVED by Ald. Rankin

THAT the Director of Planning be instructed to enter into negotiations with the developer of the proposed 11-storey building at 555 East 5th Avenue, to bring back to Council as soon as possible feasible arrangements to place a low-rise structure on this site, which will allow the same number of units as proposed in the present development.

- CARRIED

(Ald. Bird, Bowers and Kennedy opposed)

MOVED by Ald. Kennedy

THAT the Director of Planning be instructed to immediately report back to Council on an interim re-zoning proposal for the Mount Pleasant area.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORT AND DELEGATION

Building and Planning Matters
(January 30, 1976)

420 West 16th Avenue - Development
Permit Application #72161.
(Clause 1)

Council, on January 27, 1976, agreed to hear a delegation from Mrs. E. Chapman, on behalf of local residents.

Submitted for the consideration of Council this day was a report from the City Manager, dated January 30, 1976, on the proposed development at 420 West 16th Avenue.

Mrs Chapman stated the residents objected to the proposed development because of the density, the type of structure (wood frame) and the traffic congestion which would result in the area from this development. Another complaint of the residents is the possibility of the formation of teenage gangs and the intrusion of such gangs into the neighbourhood. The residents suggested this site should be used for Senior Citizens housing.

MOVED by Ald. Harcourt

THAT the submission of the delegation be received.

FURTHER THAT the Director of Planning be instructed to approve the development permit application #72161 for development of a two-storey apartment/townhouse complex for social housing on this RT-2 two family dwelling district zoned site (209.77' x 156.6') located at the south-west corner of West 16th Avenue and Yukon Street.

- CARRIED UNANIMOUSLY

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The Council recessed at 3.50 p.m. and, following an 'In Camera' meeting in the Mayor's office, reconvened in open session in the Council Chamber at approximately 4.45 p.m., with the same members present and with the addition of Alderman Marzari.

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COMMUNICATIONS OR PETITIONS

1. Heritage Committee Request for
Funds to Travel to Victoria

Under date of January 30, 1976, the Vancouver Heritage Advisory Committee submitted the following letter:

I wish to advise you that the Vancouver Heritage Advisory Committee, at its meeting on Monday, 26th January 1976, agreed to accept an invitation to attend a joint meeting with the Victoria Heritage Advisory Committee in Victoria on Monday, 16th February 1976 at noon (see attached clause from the minutes of Vancouver Heritage Advisory Committee meeting).

Up to 8 members of the 11-member committee would like to travel to Victoria to meet with the Victoria Heritage Advisory Committee and to attend the special event planned by Heritage Canada in recognition of Heritage Day.

The Vancouver City Charter provides in Section 204(k) that Council may provide for the expenditure of money for the payment of out-of-pocket expenses incurred by any member of a Board, Commission or other Administrative body in the performance of his duties.

Expected costs for this trip are as follows:

3 cars at \$5 per car x 2 (each way)	\$ 30.00
8 persons at \$2 per person x 2	32.00
Approximately 80 miles per car driving (40 miles each way) x	
3 cars = 240 miles at 17¢ per mile	40.80
Miscellaneous	<u>22.20</u>
Total	<u>\$125.00</u> =====

The Vancouver Heritage Advisory Committee request approval of this expenditure under Section 204(k) of the City Charter.

(Extract from Minutes of Heritage
Advisory Committee referred to
on file in City Clerk's Office)

MOVED by Ald. Kennedy,

THAT approval be given for an expenditure of \$125.00 to the Vancouver Heritage Advisory Committee, under Section 204(k) of the City Charter, for the purpose of travelling to Victoria.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
JANUARY 30, 1976

Works & Utility Matters
(January 30, 1976)

The Council considered this report which contains two Clauses identified as follows:

- Cl. 1: CMHC Grant for Storm Sewer Construction in Champlain Heights
- Cl. 2: Tender No. 57-75-18 - Supply & Delivery of 4", 6", 8" and 12" Water Pipe

The Council took action as follows:

cont'd....

Regular Council, February 3, 1976

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters
(January 30, 1976) (cont'd)

Clauses 1 and 2

MOVED by Ald. Sweeney,

THAT Clause 1 be received for information and the recommendation of the City Manager contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(January 30, 1976)

The Council considered this report which contains three Clauses identified as follows:

- Cl. 1: 420 West 16th Avenue - D.P.A. #72161
- Cl. 2: D.P.A. #71958 - 1050 West Pender Street
B.C. Forest Products Limited
- Cl. 3: Strathcona Evaluation Study - Stage I

The Council took action as follows:

420 West 16th Avenue -
D.P.A. #72161 (Clause 1)

For Council action on this Clause, see page 4.

Clauses 2 and 3

MOVED by Ald. Bird,

THAT Clauses 2 and 3 be received for information.

- CARRIED UNANIMOUSLY

Finance Matters
(January 30, 1976)

The Council considered this report which contains two Clauses identified as follows:

- Cl. 1: Investment Matters (Various Funds)
November 1975
- Cl. 2: Van Dusen Botanical Gardens - Staffing

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,

THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(January 30, 1976)

Sixty Year Ground Leases to G.V.R.D.
for Low Income Family Housing (Clause 1)

MOVED by Ald. Bird,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Joint Report of Standing Committees
on Community Services and Finance &
Administration, January 22, 1976

Social Services Civic Grants
for 1976 (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

It was noted that a tie vote had resulted in Committee
with respect to a grant to Coast Foundation in the amount of
\$11,027, although the Committee had recommended \$1,853 of this
amount for operating expenses. The matter was therefore
submitted to Council for consideration.

MOVED by Ald. Rankin,
THAT a total grant of \$11,027 be approved to Coast Foundation
and application be made for C.A.P. funding.

- CARRIED BY THE
REQUIRED MAJORITY

(Aldermen Bird and Kennedy opposed)

A tie vote also resulted in Committee with respect to a
grant to Multilingual Social Services in the amount of \$13,172.
The matter was therefore submitted to Council for consideration.
Council noted a memorandum from the Senior Social Planner, Mr.
D. Purdy, giving additional information on the organization.

MOVED by Ald. Harcourt,
THAT a grant of \$13,172 be approved to the Multilingual
Social Services and application be made for C.A.P. funding.

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Bowers opposed)

MOVED by Ald. Rankin,
THAT a grant of \$22,176 to the Downtown Eastside Residents'
Association be approved.

- LOST

(Aldermen Bird, Bowers, Kennedy, Sweeney and the
Mayor opposed)

The Joint Committee had taken no action with respect to
grants to Outward Bound and the Salvation Army Family Service
Department and took no action at this time with respect to the
B.C. Lions Society for Crippled Children (Easter Seal Bus
Service). The Council also took no action re these grant requests.

MOVED by Ald. Rankin,
THAT social service organizations wishing to appeal Council's
decision in respect of the foregoing grants, be given an
opportunity to do so.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

II. Report of Standing Committee
on Community Services,
January 22, 1976

The Council considered this report which contains four
Clauses identified as follows:

- Cl. 1: Gastown Residents' Association
- Cl. 2: (a) Surplus Furniture Disposition
(b) Furniture Request - Downtown
Eastside Women's Centre
- Cl. 3: Nelson Place Beer Parlour - Police Report
- Cl. 4: Liquor Permit Application -
2784 East Hastings Street

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Rankin,
THAT Clauses 1, 2 and 3 be received for information and the
recommendation of the Committee contained in Clause 4 be approved.
- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Planning and Development,
January 22, 1976

The Council considered this report which contains two
Clauses identified as follows:

- Cl. 1: Truck Transportation in Vancouver
- Cl. 2: Cedar Cottage - N.I.P. Implementation Stage

The Council took action as follows:

Truck Transportation in
Vancouver (Clause 1)

In considering this Clause, it was noted that the Killarney
Champlain Citizens for Action group is requesting to appear as
a delegation on the matter on February 10, 1976.

MOVED by Ald. Bowers,
THAT the delegation request from the Killarney Champlain
Citizens for Action be granted and the City Engineer give a
brief report reference at that time.
- CARRIED UNANIMOUSLY

Cedar Cottage - N.I.P.
Implementation Stage (Clause 2)

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this
Clause be approved.
- CARRIED

(Alderman Kennedy opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.
- CARRIED UNANIMOUSLY

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.
- CARRIED UNANIMOUSLY

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BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Lands bounded by Campbell
Avenue, Lane South of East Hastings,
Gore and Prior)

MOVED by Ald. Rankin

SECONDED by Ald. Sweeney

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time, and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin

SECONDED by Ald. Sweeney

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AUTHORIZE THE BORROWING OF
CERTAIN SUMS OF MONEY FROM JANUARY
20, 1976, to JANUARY 18, 1977, PENDING
THE COLLECTION OF REAL PROPERTY TAXES

MOVED by Ald. Sweeney

SECONDED by Ald. Bird

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Sweeney

SECONDED by Ald. Bird

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Closing, Stopping Up and Conveyance
(East ½ of North 10 feet of Lot 1,
Block 1, D.L. 314)

MOVED by Ald. Sweeney,

SECONDED by Ald. Cowie,

THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The North 10 feet of of Lot 1, Block 1, District Lot 314, Plan 2788 has been established for lane purposes under filing 32883;
- (3) This 10 foot strip is surplus to the City's highway requirements;

cont'd....

MOTIONS (cont'd)

Closing, Stopping Up and Conveyance
(East ½ of North 10 feet of Lot 1,
Block 1, D.L. 314) (cont'd)

- (4) The owner of the East ½ of said Lot 1 has made application to acquire the surplus portion of lane at the rear of his property;

THEREFORE BE IT RESOLVED THAT the East half of the North 10 feet of Lot 1, Block 1, District Lot 314, Plan 2788 be closed, stopped up and conveyed to the owner of the East ½ of Lot 1, said Block 1; and

FURTHER BE IT RESOLVED THAT the said East ½ of the North 10 feet of Lot 1 and the said East ½ of Lot 1 be consolidated to form one parcel.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Mayor Phillips -
Opening of New Vanterm
Terminal

advised of invitations received to attend the formal opening of the new Vanterm terminal next Tuesday, February 10, 1976, at 4:00 p.m.

The Council agreed to review its agenda at that time and determine which members may wish to attend.

Mayor Phillips -
License Fee - Seeing
Eye Dogs

instructed the Director of Legal Services bring in an amendment to the License By-law whereby the owners of seeing eye dogs would not be charged a license fee.

Alderman Harcourt -
Speed Limit on Residential
Streets

requested that the City Engineer submit a report on the feasibility of restricting vehicles to 20 mph on residential streets. The Mayor so directed.

Alderman Bird -
Kitsilano Secondary
Suites Plebiscite

enquired as to the results of the recent plebiscite on secondary suites held in the Kitsilano area.

The City Clerk reported he had advised the results of the secondary suite plebiscites taken recently to the Director of Planning who will be reporting soon to Council on the matter.

The Mayor directed this information be made available to Council by February 10, 1976.

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The Council adjourned at approximately 5:20 p.m.

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The foregoing are Minutes of the Regular Council meeting
of February 3, 1976, adopted on February 10, 1976.

A. Phillips
MAYOR

E. T. Little
CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

INFORMATION:

1. CMHC Grant for Storm Sewer Construction in Champlain Heights

The City Engineer reports as follows:

"CMHC advised the City Engineering Department on December 31, 1975, that our grant application in the amount of \$120,000 towards the construction of storm sewers in Phase 1 of Champlain Heights has been approved.

This grant is conditional on the City putting the sewer construction to tender. The final amount of the grant will be based on actual cost.

The City Engineer submits the foregoing report for Council's information."

The City Manager submits the report of the City Engineer to Council for INFORMATION.

RECOMMENDATION:

2. Tender No. 57-75-18 - Supply & Delivery of 4", 6", 8", and 12" Water Pipe

The City Manager submits the following report of the City Engineer and the Purchasing Agent:

"Tenders for the above were opened by the City Manager on January 5, 1976 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

'The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for this purchase are provided in the Central Stores Operating Account.

Tenders for the supply of ductile iron water pipe were received from five firms. Three firms tendered according to specifications, The other two firms offered non-metallic pipes which are not acceptable alternatives.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the low bid meeting specifications, from Canron Pipe Division Ltd. for \$412,720.00, including 5% Provincial S.S. Tax."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

BUILDING AND PLANNING MATTERS

A-4

CONSIDERATION

1. 420 West 16th Avenue - Development Permit Application #72161

The Director of Planning reports as follows:

"Development Permit Application #72161 was received on November 26, 1975 for development of a two-storey apartment/townhouse complex for social housing on this RT-2 two family dwelling district zoned site (209.77' X 156.6') located at the south-west corner of West 16th Avenue and Yukon Street.

Previous Application

The Director of Planning, on August 14, 1975, refused a previous development permit application #70670 for townhouses because the development as proposed was considered unsuitable at this location having regard to:

- the number of units
- size of units
- form of development
- objections from the neighbouring property owners

The developer was anxious at that time to get a decision on his proposal and there was not time to negotiate improvements.

Present Situation

Following the refusal, negotiations started for a revised scheme and as a result, a new scheme has been developed which is illustrated in the latest drawings, received January 15, 1976. They indicate a two storey complex containing thirty (30) dwelling units. The unit composition of the development is as follows:

<u>No. of Bedrooms</u>	<u>No. of Units</u>	<u>Square Footage</u>
1-bedroom	6 one-storey units	483 sq. ft.
2-bedroom	6 one-storey units 10 two-storey units	690 sq. ft. 676 sq. ft.
3-bedroom	8 two-storey units	757 sq. ft.

Underground parking facilities for 30 cars would be provided, with vehicular access from West 16th Avenue. (For detailed analysis, see Appendix I.) The proposed development is basically in compliance with the technical requirements of the Zoning and Development By-law with the exception of minor yard infringements.

The applicant and the B.C. Housing Management Commission (Appendices II, III and IV) note:

- (a) The project will be occupied by low-income families, under the provisions of the National Housing Act, and owned and administered by the Province of British Columbia.
- (b) The Commission will strive to place not more than three persons in any two-bedroom unit and not more than two persons in any one-bedroom unit. In the two-bedroom units the Commission would consider placing couples with one child or single parents with two children. Particular care would be exercised in selection of ages of the children to avoid a heavy concentration of children under the age of 10 years. Consideration would be given to placing couples without children in the one-bedroom units.

Clause No. 1 Continued:

- (c) The Commission determine applicants on the basis of overcrowding and inadequacies of present housing units, income level, and notice to vacate present accommodation.
- (d) With regard to income, the Commission have indicated that the expected income mix would be with the majority of families having an income of \$12,000 or less, one unit for a family having no income ceiling and the remainder with an income between \$12,000 and \$16,000.

Based on the information submitted, the development will accommodate approximately 92 persons, which could include between 32 and 62 children.

Design

The design has been approved by the Urban Design Panel.

Social Planning

A memorandum from the Social Planning Department states in part:

'....the density at 40 units per net acre is similar to family densities in False Creek. I believe that it will provide a satisfactory living environment for families.

The provision for private and shared amenities appears to be satisfactory in most respects. However, I would prefer to see an area designed specifically for children's outdoor play space.

The traffic volume on this part of 16th Avenue would not appear to constitute a safety problem for children. In any case, it would be no greater problem for children in this development than for children in other single family homes that front on 16th Avenue.

This is the kind of development that residents of single family detached housing areas generally oppose. I believe that their opposition stems largely from an unfamiliarity with such developments and the impact on the surrounding neighbourhood. If we cannot approve developments such as this one, it is difficult to foresee how we can possibly provide any new low and middle income family housing in the City of Vancouver at a time when there is a great demand for such housing. I recommend approval of this development permit application....'

City Engineer

The Engineering Department (Traffic Division) have reviewed the proposal and indicate that the impact on traffic and parking created by this development would be acceptable.

Local Residents' Response (Appendix V)

In accordance with the requirements of the RT-2 District Schedule, 38 neighbouring property owners were notified. Four letters of objection were received as well as two petitions (Appendices VI and VII) containing 81 signatures (representing 28 neighbouring properties) objecting to the proposed development.

Discussion

The main concerns and objections raised by the neighbouring property owners can be summarized as follows:

- A. Density (because of the number of family groups located within a small area).
- B. The type of structure (wood frame versus stone, brick, etc.)
- C. The disruptions of view of residents on West 17th Avenue
- D. Vehicular access from West 16th Avenue

Cont'd...

Clause No. 1 Continued:

- E. Noise and congestion (created by traffic and animal pets)
- F. On street parking
- G. Traffic hazard to children
- H. The formation of teenage gangs and the intrusion of any such gangs into the neighbourhood.
- I. The type of development (low income welfare development)
- J. The site should be used for senior citizens housing.

Comments

It is considered that many of the concerns expressed are matters which can be satisfactorily controlled by effective management of the project. This would include control on the number of people and income and social mixes, general maintenance and the provision of good quality landscaping. In order to find a most satisfactory scheme, a great deal of effort has been taken to seek design improvements from the original application and the policies of the B.C. Housing Management Commission investigated. Changes in the design have been made in discussion in order to effect improvements.

The design is now considered to be acceptable and has been altered and improved since the neighbouring property owners were notified.

The project provides an interior court and other landscaped areas, a part of which could be developed as a children's play area.

Conclusion

The Director of Planning recognizes the concerns expressed by the neighbouring residents, but notes, however, that there is a need to provide and maintain low and medium income housing in all communities of the City. It is considered that this form of development is a reasonable attempt to alleviate this acute shortage, and that any adverse impact of the proposal on the area can be minimized by sensitive management by the British Columbia Housing Management Commission, who have a record of good management.

There is some possibility that a similar development could be promoted on the remaining half of this block. The Director of Planning believes that this present development is probably already large enough for this location and it would be advisable not to consider a further social housing proposal in the area.

While the technical analysis of this project is likely to lead to a recommendation for the approval of the Director of Planning, it was considered desirable bearing in mind the significant degree of opposition expressed by the neighbours, to inform Council of the application before the decision is made."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION THIS DAY - MRS. E. CHAPMAN

INFORMATION

2. Development Permit Application #71958 - 1050 West Pender Street
B.C. Forest Products Limited

The Director of Planning reports as follows:

"The above noted development permit application has been filed to retain the existing heliport on the roof of the existing building on this site.

A previous development permit (#66559) approved a helicopter landing place (private) on the roof of this building for a 12 month period of time expiring August 31, 1975.

Clause No. 2 Continued:

The Director of Planning approved this application for a period of time expiring December 31, 1976, subject to the condition that prior to the issuance of the development permit:

'This application to be reported to City Council for information.'

A letter received from the Regional Superintendent, Transport Canada, Air, states that their division has no objections to this proposal."

The City Manager submits the foregoing report for the INFORMATION of City Council.

3. Strathcona Evaluation Study: Stage I

The Director of Planning reports as follows:

"Council, on January 8, 1974, approved the carrying out of an Evaluation Study of the Strathcona Rehabilitation Project on a two-stage basis, with costs charged to the Rehabilitation Project and shareable between the City, the Province, and Central Mortgage and Housing Corporation. The approval included the requirement that the City's share of the cost not exceed \$4,125. The Study was directed by Mr. L. I. Bell and includes an overview of the project's evolution, information on its administration, and details of various aspects of the rehabilitation process.

The Strathcona Rehabilitation Committee, on October 8, 1975, considered comments from its members on the draft of this study and these comments were supplied to the consultant to assist him in putting the report into final form. Copies were received on January 9, 1976, and the Strathcona Rehabilitation Committee, on January 22, 1976, recommended acceptance of the Study.

Stage II of the Study, which will include an updating of the economic analysis and measurement of consumer satisfaction and a retrospective study of the social organization in the neighbourhood, is now being prepared following Council's approval on October 28, 1975 of the City sharing in the costs with the senior governments.

Copies of the Stage I Study entitled 'The Strathcona Rehabilitation Project - Documentation and Analysis' dated December, 1975 are supplied for members of Council."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 167 & 169

Manager's Report, January 30, 1976 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) November 1975

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of November 1975.
(b) Summary of Securities held by the General and Capital Accounts.

SECURITY TRANSACTIONS DURING THE MONTH OF NOVEMBER 1975

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Chartered Bank Deposit Receipts and Government Notes					
Mercantile Bank of Canada	Nov 6/75	\$ 1,000,000.00	\$ 999,277.50	3	8.80
Mercantile Bank of Canada	Nov 12/75	2,003,769.86	2,000,000.00	8	8.60
Bank of Montreal	Nov 7/75	750,102.74	750,000.00	1	5.00
Mercantile Bank of Canada	Nov 10/75	1,000,678.08	1,000,000.00	3	8.25
Mercantile Bank of Canada	Nov 18/75	2,002,909.59	2,000,000.00	6	8.85
Mercantile Bank of Canada	Nov 17/75	1,500,986.30	1,500,000.00	3	8.00
Toronto Dominion Bank	Nov 17/75	500,318.49	500,000.00	3	7.75
Mercantile Bank of Canada	Nov 25/75	3,500,000.00	3,493,453.36	8	8.55
Bank of British Columbia	Dec 4/75	1,003,835.62	1,000,000.00	16	8.75
Bank of Nova Scotia	Dec 4/75	497,805.75	495,914.48	16	8.70
Toronto Dominion Bank	Nov 24/75	1,000,678.90	1,000,000.00	3	8.26
Bank of Montreal	Nov 25/75	1,000,136.99	1,000,000.00	1	5.00
Mercantile Bank of Canada	Dec 9/75	991,984.76	988,545.70	14	9.07
Mercantile Bank of Canada	Nov 26/75	1,250,308.22	1,250,000.00	1	9.00
Mercantile Bank of Canada	Jan 15/76	996,982.75	984,397.30	51	9.15
Mercantile Bank of Canada	Dec 17/75	993,949.93	988,545.70	22	9.07
Mercantile Bank of Canada	Nov 27/75	1,250,308.22	1,250,000.00	1	9.00
Mercantile Bank of Canada	Nov 27/75	2,503,167.81	2,500,000.00	5	9.25
Bank of Montreal	Nov 27/75	1,500,164.38	1,500,000.00	1	4.00
Bank of British Columbia	Dec 2/75	1,501,528.77	1,500,000.00	4	9.30
		\$26,749,617.16	\$26,700,134.04		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos.	Yield %
Debentures						
City of Van. 10.0%	Dec 16/94	\$250,000.00	93.97	\$234,925.00	19/1	10.75
City of Van. 6.0%	June 15/80	1,000.00	85.61	856.10	4/7	10.00
City of Van. 8.0%	Apr 1/91	25,000.00	81.125	20,281.25	15/4	10.50
		\$276,000.00		\$256,062.35		

Chartered Bank Deposit Receipts and Government Notes

Term Days

Mercantile Bank of Canada	Dec 1/75	744,017.76	739,169.62	28	8.55
		\$1,020,017.76	\$995,231.97		

Clause #1 continued:

SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT
NOVEMBER 30, 1975

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	<u>\$35,639,137.40</u>	<u>\$34,706,588.45</u>

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for November 1975 be approved.

2. Van Dusen Botanical Gardens - Staffing

The Administrative Analyst reports as follows:

"Background

The staffing level for Van Dusen Botanical Gardens was approved by Council on August 12, 1975. Anticipated total staffing costs were \$338,296.

A review of the staffing was reported to Council on September 16, 1975. This report converted some of the permanent positions previously proposed to part-time or contract positions. Total staffing costs were estimated to be \$316,885.

Current Situation

Further discussions with Park Board staff have indicated a need for an Assistant to the Curator, to provide security during evening and weekend operations, administrative coverage during absences and vacations, and to be responsible for general administrative tasks. In order to maintain an equivalent budget position, the Park Board proposes to reduce the operating complement by one Labourer.

Recent discussions with Provincial Secretary have culminated in the Provincial Government's provided 100% funding for an Education Co-ordinator at the Botanical Gardens.

The revised responsibilities and staffing, outlined above, have been discussed with the Director of Personnel Services, who advises that the Trades Foreman and Clerk Steno II positions should be reclassified downward to Sub-Foreman (Trades) and Clerk-Typist II, respectively. Neither of these positions has been filled.

Effect on the Budget

The effect of changing the staff complement, as outlined, is as follows:

Cost

Assistant to the Curator (estimated at pay grade 15)	<u>\$12,701</u>	\$12,701
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Saving

Labourer I	\$14,289
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Cont'd . . .

Clause #2 continued:

Reclassification of Clerk-Steno II position to Clerk-Typist II	740	
Reclassification of Foreman position	<u>2,090</u>	<u>17,119</u>
NET BUDGET REDUCTION		\$ 4,418

RECOMMENDATIONS:

The Administrative Analyst recommends that:

- A. Approval be given for an additional position of Assistant to the Curator.
- B. A Labourer I position be eliminated from the authorized complement at the Van Dusen Botanic Gardens.
- C. The Director of Personnsel Services review and classify the positions discussed above.

The Park Board have approved the foregoing report.

A copy of this report has been forwarded to the V.M.R.E.U. and Local 1004, C.U.P.E."

The City Manager RECOMMENDS approval of the foregoing report of the Administrative Analyst.

FOR COUNCIL ACTION SEE PAGE(S) 169

PROPERTY MATTERSRECOMMENDATION

1. Sixty Year Ground Leases to Greater Vancouver Housing Corporation Ltd. (GVRD) for Low Income Family Housing

The Supervisor of Property and Insurance and the Director of Legal Services report as follows:

"On December 3rd, 1974, Council approved in principle three sixty-year term ground leases to the Greater Vancouver Housing Corporation Ltd. which is wholly controlled by the Greater Vancouver Regional District for the purpose of constructing low-income family housing projects. At the time of giving approval in principle Council requested a subsequent report which is now submitted.

The first project comprises three sites as follows:

- south side of Triumph Street between Semlin and Lakewood (Lots 1 to 3, Block 29, D.L. 184);
- north side of Pandora Street between Semlin and Lakewood (Lots 14 to 16, Block 29, D.L. 184);
- southeast corner of Pandora Street and Semlin Drive (Lots 1 to 3, Block 36, D.L. 184).

This first project is the construction of thirty-six (36) back-to-back row houses with twelve (12) houses on each of the three sites. The Housing Corporation advises that construction is scheduled to commence on each of these first three sites as of April 1, 1976. The prepaid rental for the three sites comprising the first project is set at \$225,000.00.

As to the second project at Grandview and Kamloops (Lot A, Block 7, Southwest quarter, Section 34, THSL, Plan 13648), construction is scheduled to commence June 1, 1976. Twenty (20) townhouses are to be built on this site for which the prepaid rental is \$160,000.00.

On the third GVRD project, which is located on the north side of 14th Avenue between Renfrew and Nootka Streets, construction is due to commence in the fall of 1976. Since this site requires rezoning and since the commencement date for this project is many months away, no recommendations concerning this project are made in this report.

The ground leases for the first and second projects will be identical in all respects save only provisions peculiar to the particular sites. The notable features of these leases include:

- i. The terms of the leases are sixty years commencing as of the respective date construction is due to commence or the date of filing of the document in the Land Registry Office, whichever is the sooner.
- ii. At the expiry of the sixty-year term the buildings erected by the GVRD revert to the City. In accordance with the Council resolution of December 9, 1975, based on the recommendations of the Committee on Housing and Environment dated November 27, 1975, there is to be no compensation payable for the reversion of the buildings to the City and further there is to be no option to renew upon expiry of the sixty-year terms.

Manager's Report, January 30, 1976.....(PROPERTIES - 2)

Clause #1 (Cont'd)

- iii. The buildings will be a low-rental housing project which shall be occupied only by families of low income or such other persons as the Central Mortgage and Housing Corporation designates, having regard to the existence of a condition of shortage, overcrowding or congestion of housing.
- iv. The leases are to be 'net leases' which is to say that the City is not obliged to expend any money whatever during the sixty years. However, there are many provisions throughout the lease where the City if it so wishes may expend money and recoup same from the Lessee as additional rent.
- v. The Housing Corporation is to pay all taxes of any nature whatever and in the event that the property becomes exempt from taxation, the Lessee is to pay an amount equal to the taxes that would have been payable but for such exemption.
- vi. The Lessee is to indemnify and save harmless the City in respect of all losses, injuries, costs, mechanics' liens, etc., except to the extent that negligence on the part of the City caused or contributed to such losses, etc.
- vii. The Greater Vancouver Regional District is to guarantee proper performance of the covenants of the Greater Vancouver Housing Corporation under the lease and further is to indemnify and save harmless the City in respect of any damages, injuries or losses suffered by the City as a result of improper performance by the Lessee of its covenants.

It is recommended that the City lease the construction sites outlined in this report to the Greater Vancouver Housing Corporation Ltd. upon the prepaid rent and terms set out in this report, such leases otherwise to be to the satisfaction of the Supervisor of Property and Insurance and the Director of Legal Services."

The City Manager recommends that the foregoing recommendation of the Supervisor of Property & Insurance and the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 169

H

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
ON COMMUNITY SERVICES &
FINANCE & ADMINISTRATION

January 22, 1976

A joint meeting of the Standing Committees of Council on Community Services and Finance and Administration was held in the No. 1 Committee Room, third floor, City Hall on Thursday, January 22, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney
Alderman Volrich

ABSENT: Alderman Boyce

COMMITTEE
CLERK: H. Dickson

RECOMMENDATION

1. Social Services Civic Grants for 1976

The Committees had before them for consideration a Manager's report dated January 7, 1976 (circulated) in which the Director of Social Planning recommended grants totalling \$492,271 be approved for 28 organizations in the City.

The Social Planning Department had received 33 requests for grants totalling \$631,067.

Net cost to the City after Canada Assistance Plan recovery would be \$376,397.

The City's cost would be further reduced to approximately \$281,738 if all pending applications for CAP are approved.

In 1975, Council approved 74 Social Service grants toalling \$793,770., 42 (\$527,545) of these grants were approved in February as part of the Social Planning Department's annual grant report. Another 15 (\$172,064.) were reported on by Social Planning during the year and 17 groups (\$94,161.) approached Council directly. Net cost to the City is estimated at \$545,000.

The Director of Social Planning and members of his staff appeared before the Committees, reviewed the report and, replying to questions from the Committees' members, provided additional information on the background activities and financial arrangements of the various organizations seeking City funding.

A letter dated January 6, 1976 from Mrs. May Gutteridge of St. James' Social Service Society (circulated) was introduced to the meeting by a member of the Committees.

In it the St. James' Social Service Society makes an application for a grant of \$7,800 from the City.

Cont'd . . .

Standing Committees of Council on 2
 on Community Services and
 Finance and Administration
 January 22, 1976

Clause #1 continued:

During discussion of this matter the Clerk pointed out that the request of the St. James' Social Service Society had been referred by the City Clerk's Office to the Director of Social Planning for a report to the Community Services Committee.

The Director of Social Planning advised the Committees that at the time in 1975 that he recommended that the City purchase the St. James' Social Service Society property at 333 Powell Street, it was on the condition that he would not recommend Council allocate operating funds to the Society and that Mrs. Gutteridge understood that condition of the Director of Social Planning's recommendation that the City purchase the property; such purchase guaranteeing a continuation of the service.

However, it was stated by the Committees that the Society has since lost salary revenue from the Drug and Alcohol Commission and, following discussion it was

RECOMMENDED

THAT Council grant \$7,800 to the St. James' Social Service Society (See Item #34 in the attached Manager's report).

The Committees considered each of the 33 requests individually and, following discussion it was

RECOMMENDED

- (a) THAT Council approve Civic grants for Social Services in the amount of \$421,696 as detailed in the right-hand margin of the attached Manager's report and subject to any conditions outlined in the report of the Director of Social Planning;
- (b) THAT future requests from the S.P.C.A. be referred to the Director of Permits and Licenses for consideration;
- (c) THAT the grant of \$31,566 (included in the total recommended by the Committees as per recommendation No. 1) recommended for Family Service Centres of Greater Vancouver be subject to the following conditions:
 - (i) Should CRB funds not be available for Local Area Family Services, that no further funds will be forthcoming from the City of Vancouver.
 - (ii) Family Development program staff give greater emphasis to family group programmes on the east side of the City.

Every three months funds for family development programmes be forwarded to Family Services upon receipt of information pertaining to:

- the nature of the family development group
- group leader's name
- location of group
- programme capacity
- number of mothers enrolled/participating
- number of children enrolled/participating
- goal/outcome of program.;

Cont'd . . .

Standing Committees of Council 3
 on Community Services and
 Finance and Administration
 January 22, 1976

Clause #1 continued:

CONSIDERATION

Tie votes resulted on recommendations to approve the following recommendations of the Director of Social Planning and the recommendation is therefore submitted for Council's consideration:

Coast Foundation - A tie vote resulted on the Committees' recommendation that \$11,027 be granted this organization; however, the Committees did recommend a grant of \$1,853 for operating expenses of this activity centre, therefore the matter of a further grant of \$9,174 towards salary benefits and expenses and a researcher-organizer for a one-year project to set up a volunteer based re-socialization program for clients not able to leave boarding homes, is submitted for Council's consideration (Item #7 in the attached Manager's report).

Multilingual Social Services - A tie vote resulted on a recommendation to approve a grant of \$13,172 to this organization and is therefore submitted to Council for consideration (See Item #30 in the attached Manager's report).

The meeting adjourned at approximately 2:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 170

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, January 22, 1976 at approximately 2:50 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Sweeney
Alderman Volrich

ABSENT: Alderman Boyce

COMMITTEE
CLERK: H. Dickson

INFORMATION

1. Gastown Resident's Association

The Committee had before it for consideration a Manager's report dated December 1, 1975 (circulated) in which the Director of Social Planning provided information on the operation of the Gastown Resident's Association, a private society responsible for the hostel at 36 Blood Alley.

In the report the Director of Social Planning summarized as follows:

- The management style of the Gastown Residents Association is unique to subsidized housing in Vancouver. Having residents formulate policy and manage the facility through the society has had its problems in the past. The presence of the Manager Consultant has resulted in residents understanding and taking a more active role in the operation of the residence. The results are:

1. The physical aspects of the residence have been upgraded.
2. She has given guidance to the Board in the development of its skills as a Board of Directors;
3. She has been able to prevent many difficult situations by being constantly aware of the social climate of the residence;
4. She has developed an atmosphere of co-operation and pride among the residents.

Throughout the past year there have been several changes in the membership of the Board of Directors and the two management positions. The Manager Consultant is the one constant person who is able to assist the Gastown Residents Association in functioning in a smooth and efficient manner.

The Social Planning Department, CMHC and Cordova Development Association are unanimous that the experiment in residential management is a success and that much of this is directly related to the philosophy, management style, sensitivity and respect for the residents of the Manager-Consultant."

Following consideration it was

RESOLVED

THAT the Manager's report dated December 1, 1975 on the Gastown Resident's Association be received for information.

Standing Committee of Council 2
on Community Services
January 22, 1976

2. (a) Surplus Furniture Disposition

The Committee had before it for consideration a Manager's report dated January 12, 1976 (circulated) in which the Director of Social Planning reported that surplus City-owned furniture such as desks, typewriters, tables, adding machines, chairs, filing cabinets, bookcases, etc. totalling 150 items and valued at \$2,390 had been distributed to 11 non-profit organizations in the City for \$260.

This is in accordance with the Council motion of April 4, 1974 which approved procedures and guidelines for the sale of City-owned surplus furniture at 10% of the appraised value or \$10 (whichever is greater) to non-profit organizations.

Following consideration it was

RESOLVED

THAT the Manager's report dated January 12, 1976 on the Disposition of City-owned surplus furniture be received for information.

2. (b) Furniture Request - Downtown
Eastside Women's Centre

The Committee had before it for consideration a request (circulated) from the Downtown Eastside Women's Centre for surplus City-owned furniture with an appraised value of \$430. Under procedures and guidelines established by Council at its meeting of April 4, 1974 for the disposition of surplus City-owned furniture, approval of the Committee is required to sell furniture with a value of over \$300 (sales with a value up to \$300 may be approved by the Director of Social Planning).

The Director of Social Planning recommended the Committee approve the sale of \$430 worth of surplus City-owned furniture to the Downtown Eastside Women's Centre for \$45.15.

Following consideration it was

RESOLVED

THAT the Committee approve of the sale of \$430 worth of surplus City-owned furniture to the Downtown Eastside Women's Centre for \$45.15.

3. Nelson Place Beer Parlour - Police Report

The Community Services Committee at its meeting of November 6, 1975, requested the Police to report back on the operation of the Nelson Place beer parlour in two months.

The Committee had before it for consideration a report dated January 12, 1976 (circulated) from Inspector V. Lake of the Investigation Division of the Police Department which concluded that the management and staff of the Nelson Place Hotel have "gained control of the premises and are doing a good job".

Cont'd . . .

Standing Committee of Council 3
on Community Services
January 22, 1976

Clause #3 continued:

Following consideration it was

RESOLVED

THAT the report dated January 12, 1976 from
Inspector Lake of the Police Department be
received for information.

RECOMMENDATION

- 4. Liquor Permit Application -
2784 East Hastings Street

The Committee had before it for consideration a Manager's
report dated January 5, 1976 (circulated) on the application
of Mr. Jonathan Marr for Development Permit Application
No. 72268 to operate a cabaret with a public assembly hall
area of 1,314 sq. ft. and seating for approximately 200 persons
at 2784 East Hastings Street.

A representative of the Planning Department advised the
Committee the building had previously been used for a restaurant
and is proposed to be used for a cabaret and that the Director
of Planning has approved the application subject to approval
by the Community Services Committee.

Following consideration it was

RECOMMENDED

THAT the application of Mr. Jonathan Marr for
Development Permit Application No. 72268 to operate
a cabaret at 2784 East Hastings Street be approved.

The meeting adjourned at approximately 3:15 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 171

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III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JANUARY 22, 1976

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, January 22, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3.35 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird (Portion of Item
1 only)
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

1. Truck Transportation in Vancouver.

On November 25, 1975, Council referred further consideration of the following recommendations of the City Engineer (contained in a report of the City Manager dated November 5, 1975) to the Standing Committee on Planning and Development:

- "3. The proposal to control truck noise through time controls on a large scale - not be pursued.
9. Marine Drive-Boundary Road by pass of the South Slope should be designed and constructed at a cost of \$275,000. If Council decides to proceed with this proposal, the Director of Finance has stated the funds should come from 1976 Supplementary Capital Budget.
10. If Council decide to proceed with the Marine Drive-Boundary Road bypass, then the City Engineer be authorized to seek agreement with Burnaby on the physical aspects of the proposal. The City Manager is already discussing cost sharing on Boundary Road in general.
11. North and South Kent should be developed as an industrial street and relief of South East Marine Drive. If so, the recent decision that South Kent should now be a discontinuous street will require changing and a program of property acquisition (presently 80 percent complete) should be continued.
12. Council decide whether the Boundary Road-Vanness railroad overpass should be reconstructed at a cost of about \$150,000 so that Boundary Road in that section could become a major truck route, thereby permitting the removal of Joyce Street from the truck route system. If so, the City Engineer be instructed to carry out more detailed investigation of the most effective way in which the Boundary Road-Vanness railroad overpass can be reconstructed, for report back. If approved, the Director of Finance states that funds should come from the 1976 Supplementary Capital Budget."

Clause No.1 Continued.

Mr. W. Curtis, City Engineer, advised that Council in 1974 requested the Engineering Department to study a Boundary Road by-pass as a relief measure for south slope truck problems. Analysis indicated that a significant proportion of those truck trips could be diverted around Boundary Road (e.g. half the Knight Street trips). A Knight-Joyce route would affect approximately 700 homes whereas a Marine-Boundary route would affect approximately 420 homes.

The cost of the redesigned alignment would be \$275,000 plus \$150,000 to improve the Vanness overpass at Boundary. The latter amount would be cost-shareable with the Municipality of Burnaby; and perhaps with the Federal Government (i.e. they may contribute 50% for the replacement of an existing structure.)

In order for the bypass to be successful, Mr. Curtis advised that North Kent and South Kent Avenues would have to be utilized as an arterial to relieve Marine Drive. Council has resolved that South Kent be discontinued as a through route and property has been acquired between Knight and Boundary to preserve the area for recreation purposes. From a traffic standpoint, utilizing North and South Kent Streets as an arterial route outweighs the argument of people getting to the recreation areas. Under or overpasses could be constructed at key points along Kent Street. Mr. Curtis also felt the area south of Marine Drive at Boundary should be utilized as an industrial area and afforded proper access and distribution facilities.

Mr. R. Spaxman, Director of Planning, advised that the area between Marine Drive and the by-pass should be considered further. The by-pass would dissect proposed residential enclaves in Champlain Heights and a good deal of rental family housing would be lost. There is a problem in the South and North Kent Avenues area in that there is a fair amount of residential co-existing with industrial. It would be expensive to buy up the single family houses to make the area industrial. Also if South Kent goes through, recreation areas will be lost. The citizens of the area should be consulted before any decision is made.

With respect to time controls, Mr. Curtis advised that if all truck trips were concentrated in the day time hours, the cost of goods movement would immediately increase. Analysis has shown that 8% of trucks leave during evening and night periods and 5% between midnight and 7.00 a.m. Approximately 450 million tons per year move at night.

After discussion, the Committee

RECOMMENDED

- A. THAT the Marine Drive-Boundary Road by-pass of the South Slopes be designed and constructed at a cost of \$275,000; funds to be available from the 1976 Supplementary Capital Budget.
- B. THAT the City Engineer be authorized to seek agreement with the Municipality of Burnaby on the physical aspect of the Marine Drive-Boundary Road by-pass proposal.
- C. THAT the Boundary Road-Vanness railroad overpass be re-constructed at a cost of approximately \$150,000; negotiations to be entered into with respect to cost sharing with Federal and Provincial Governments; the City's share to be available from the 1976 Supplementary Capital Budget.

(At this point Alderman Bird left the meeting.)

Clause No. 1 Continued.

- D. THAT the City Engineer's recommendation No. 11 contained in the report of the City Manager dated November 5, 1975, be deferred for consideration at an evening meeting of the Standing Committee on Planning and Development in the area at which residents in the vicinity of the foot of Victoria Drive will be invited to attend; at that time detailed information and costs to be available on which points on Kent Avenue would require access to the recreation areas as well as costs and timing for implementing North and South Kent Avenues as an arterial route to Marine Drive.
- E. THAT in the interim, instructions be given officials not to release the land acquired by the City in the North and South Kent Avenues area between Knight Street and Boundary Road.
- F. THAT the proposal to control truck noise through time controls on a large scale not be pursued.

NOTE FROM CLERK:

Subsequent to the meeting, a letter dated January 22, 1976 was received in this office on January 29, 1976 from the Killarney Champlain Citizens for Action requesting to appear as a delegation on this matter on February 10, 1976.

2. Cedar Cottage - N.I.P. Implementation Stage.

Council on December 16, 1975 referred the following motion to the Standing Committee on Planning and Development for consideration and report back to Council:

"That the use of the site office of the Cedar Cottage Neighbourhood Improvement Program and the present staff, be extended to the end of 1976, and the Director of Planning be instructed to maintain existing planning services in the area."

Mr. D. Sinclair, Planner for the Cedar Cottage area, distributed copies of a budget indicating costs for operating the site office for 3, 6, 9 and 12 months.

Citizens of the area expressed their wish that the site office remain open.

After discussion the Committee

RECOMMENDED

- A. THAT the use of the Cedar Cottage site office be extended to the end of 1976 with the staff consisting of a Planner II (100% for 6 months and 50% for 6 months), a Planning Assistant III and a Clerk Typist II.

(Alderman Kennedy wished to be recorded as opposed.)

- B. THAT the City Manager be authorized to approve a budget for the operation of the site office; any significant difference in the final budget and the one presented, to be reported to the Committee.

The Meeting adjourned at 4.45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 17